



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

METRO HISTORIC ZONING COMMISSION SUMMARY MEETING MINUTES

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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January 21, 2015

Commissioners Present: Chair Brian Tibbs, Vice-chair Anne Nielson, Menie Bell, Rose Cantrell, Sam Champion, Richard Fletcher, Hunter Gee, Aaron Kaalberg

Zoning Staff: Sean Alexander, Paul Hoffman, Robin Zeigler (Historic Zoning Administrator), Susan T. Jones (City Attorney)

Applicants: David Powell, John Root, Lynn Taylor, Randy Robinson

Public: Brett Withers, Suzanne Elmer

Chairperson Tibbs called the meeting to order at 2:04 p.m. and read aloud the process for appealing the decisions of the Metro Historic Zoning Commission and the time limits on presentations.

I. RECOGNITION OF COUNCILMEMBERS

II. APPROVAL OF MINUTES

a. December 17, 2014

Motion:

Commissioner Champion moved to approve the minutes, as presented. Vice-chairperson Nielson seconded and the motion passed unanimously.

III. OVERLAY RECOMMENDATIONS

None

IV. CONSENT AGENDA

NOTICE TO THE PUBLIC: Items on the Consent Agenda will be voted on at a single time. No individual public hearing will be held, nor will the Commission debate these items unless a member of the audience or the Commission requests that the item be removed from the Consent Agenda.

b. 321 50TH AVE N

Application: New construction addition and detached accessory dwelling unit
Council District:

Overlay: Park & Elkins Neighborhood Conservation Zoning Overlay
Project Lead:
Permit ID #: 2017966

c. 762 ROYCROFT PL
Application: Demolition
Council District: 17
Overlay: Woodland-in-Waverly Historic Preservation Overlay
Project Lead: Paul Hoffman
Permit ID #: 2018954

d. 3809 WHITLAND AV
Application: New construction-addition
Council District: 24
Overlay: Whitland Neighborhood Conservation Zoning Overlay
Project Lead: Paul Hoffman
Permit ID #: 2018956

e. 128 SECOND AVE N
Application: New construction-addition
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: ROBIN ZEIGLER
Permit ID #: 2018962

f. 112 MOCKINGBIRD RD
Application: New construction-addition and outbuilding
Council District: 24
Overlay: Cherokee Park Neighborhood Conservation Zoning Overlay
Project Lead: PAUL HOFFMAN
Permit ID #: 2018975

g. 424 BROADWAY
Application: Signage
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: SEAN ALEXANDER
Permit ID #: 2019015

h. 1907 BENJAMIN ST
Application: New construction-outbuilding
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: PAUL HOFFMAN
Permit ID #: 2018189

i. 1416 4TH AV N

Application: Signage
Council District: 19
Overlay: Germantown Historic Preservation Zoning Overlay
Project Lead: ROBIN ZEIGLER
Permit ID #: 2018964

j. 1516 B FERGUSON AV

Application: New construction - additions
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: SEAN ALEXANDER
Permit ID #: 2018968

k. 402 SOUTH 11TH ST

Application: New construction - outbuilding
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: SEAN ALEXANDER
Permit ID #: 2019004

Staff member, Paul Hoffman, presented the cases on the consent agenda. There were no requests from the public to remove items from Consent Agenda.

Motion:

Commissioner Cantrell moved to approve the consent items with their applicable conditions. Commissioner Bell seconded and the motion passed unanimously.

Commissioner Mosley arrived at 2:08.

V. PREVIOUSLY DEFERRED ITEMS

The items below were deferred from a previous MHZC meeting at the request of the applicant.

None

VI. MHZC ACTIONS

l. 1613 EASTLAND AVE

Application: New construction - outbuilding
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: SEAN ALEXANDER
Permit ID #: 2019018

The application was withdrawn from consideration at the request of the property owner.

m. 116 OPRY PL

Application: Signage and Lighting

Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: SEAN ALEXANDER
Permit ID #: 2019015

Staff member Sean Alexander presented the application to install signage and architectural lighting at 116 Opry Pl.

The proposed sign will be 125 square foot, and mounted on the north-facing fascia on a new one-story addition to the building. It will match an identical sign on the south-facing fascia of the addition, which is currently under construction. The sign will be electronic changeable copy. Although the size of the sign is permitted, the guidelines limit changeable area of a sign to 50% of the total. Staff recommends that the sign be limited to 90 square feet, which is the maximum that is allowed. The recommendations include a modification to allow 100% of the sign to be changeable, and to allow it to be less than 50 feet from another electronic changeable copy sign because it is on an opposite face of the building and the two cannot be seen at the same time.

On the front wall of the two-story portion of the addition there will be a perforated copper screen wall, mounted a foot off of a black metal wall beyond on one-foot long metal standoffs or spacers. The screen wall material was approved administratively earlier this month as a change to the addition approved by the Commission. Originally the screen wall was to be translucent glass.

The application you're reviewing today is a request to have color-changing LED lights strung around the perimeter of the cavity between the wall and the screen, backlighting the screen and shining through the perforations. Staff finds that the lit wall feature will be obtrusive and have a negative impact on the historic character of the building, and that it does not meet section T of the design guidelines.

David Powell, architect for the project, provided a summary of what took place last time and what was approved and handed drawings out to the Commissioners. They have reduced the size of the sign that was previously approved to meet the condition recommended by staff.

Mr. Powell explained that they are not presently asking for the signage above the entrance, just the lighting. They are proposing to change what was previously approved to a perforated copper screen with colored lighting behind it. He stated that there were four items in the lighting section he wanted to address and he explained how he believed the lighting met the design guidelines: it is on the façade, is up-lighting a feature of the building, will be concealed, and doesn't use florescent lights.

Commissioner Mosley asked if the copper will patina and Mr. Powell said it be anodized and will not change.

In answer to several questions by the Commissioners, Mr. Powell explained that the perforation sizes are different which gives an artistic affect. The lighting strip at the top and bottom will always be the same color, the color will always be static and just one color at a time. He suggested that the lights not change more than every 8 seconds. It will not be seen during the day and the ghost image will remain constant. Commissioner Champion asked if the lights will extend to include logos or letters and Mr. Powell said that will not be possible with the type of lighting proposed.

Mr. Powell offered to hand out a drawing of the next sign that they will apply for and Chairman Tibbs agreed to have the drawing presented, with the understanding that they are not reviewing the new sign. Legal counsel, Ms. Jones, cautioned the commission about receiving additional information that has not been reviewed by Staff.

There were no requests from the public to speak.

Commissioner Mosley stated that one aspect of the design guidelines is to avoid the “one-up-manship” of signage and lighting to gain attention and that it should be avoided on a National Historic Landmark. The addition is well designed based on placement and he understands the concept of the design to provide a nod to the historic but he is concerned about the extent to which it is going. Commissioner Fletcher agreed and stated that the lighting is appropriate but you shouldn’t be able to see it.

When Mr. Powell was invited back to clarify the request he stated that the applicant would be amendable to allowing the lighting to change no more often than every 24 hours.

Motion:

Commissioner Fletcher moved to approve the electronic sign with the condition that it be no more than 90 square feet and with the modification that the signs are only 45’ apart and to approved the lighted screen wall with the condition that the light cannot change color more than once every 24 hours. Commissioner Champion seconded and the motion passed unanimously.

Commissioner Mosley explained that the project meets the design guidelines because the lighting is not obtrusive and is directed towards the façade, not outwards.

n. 1515 MCKENNIE AV

Application: New construction - infill

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 2018974

Sean Alexander presented the case for approval of infill construction on a vacant lot. Previously, the lot was the site of a non-contributing house that staff approved for demolition last year. The context on this block is peculiar in that all of the houses are non-contributing and all the lots are 60 feet wide; not the typical 50 feet found elsewhere in the district.

The new house will have a form similar to that of a one and one-half story bungalow with a side-gabled roof, a shed-roofed dormer and a shed-roofed porch. The porch will be 40 feet wide, with the main façade of the house being 42 feet wide, with side bays bumping the total width out to 46 feet. The height of the roof will be 29’-9” (nearly 30) from grade.

Because the lot is wider than the typical lot, staff finds it may be appropriate for infill to be wider than a typical historic house. However, staff finds the proposed width to be too great relative to the size of the lot. Additionally, because context is largely non-contributing, staff looked beyond the immediate context in reviewing compatibility in height. Staff finds it appropriate for infill to be taller than the adjacent non-historic houses, but that finds the proposed height is greater than is typical for the nearby historic area.

With the height of the building reduced by at least two feet (2’) and the width reduced to forty feet (40’), Staff finds that the project would meet section II.B.1.a.and b.

Staff also finds the front dormer to be incompatible with the overall bungalow form on the proposed building, and that it is not appropriate for the front wall of a dormer to stack directly over the primary walls. Having two separate dormers, each no

greater than one-third of the width of the building overall sitting back (2') from the primary front wall would be more appropriate.

Orientation, Proportion and Rhythm of Openings, meet the guidelines, and with Staff approval of the roof color, windows, doors, porch floor, steps, and paving, staff finds that the known materials meet section II.B.1.. Staff will need to approve the location of the HVAC, pacing, and appurtenances.

Staff recommends approval of the proposed infill with conditions that:

- The height of the building is reduced by two feet (2');
- The width of the building is reduced to forty feet (40');
- Staff approves the color of the roof and the material of the windows, doors, porch floor, front steps, and paving;
- The front dormer be divided into two dormers no greater than one-third the width of the building, and that the front dormers sit back two feet (2') from the primary front wall;
- There is a walkway connecting the front porch to the street; and
- The HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Meeting those conditions, Staff finds that the proposed infill will meet the design guidelines.

Commissioner Mosley asked about the fire wall in the middle of the porch, and staff requested that a condition of approval be added to disapprove the wall as it is not a historic condition and when requested in the past, they have always been denied.

Lynn Taylor, designer for the project, said that they can reduce the height of the house but they would like to keep the proposed width, dormer, and porch firewall as proposed.

Brett Withers, neighborhood representative, explained that the block does not have a lot of historic context. As you are coming down McKennie Avenue towards this area there are quite a number of historic homes. The street also narrows here and there are no sidewalks. He is concerned that allowing a full 2-story home, as this one appears to be, will set a precedent for this area that they are uncomfortable with. The neighborhood has expressed concern over the height and the amount of wall-space across the front of the dormer. Ms. Taylor returned to clarify that the building is 1.5 stories and not 2 stories.

The Commissioners and staff discussed the width of the house, the reason for the recommendation and how the measurements were taken.

Commissioner Champion left the meeting at 3:24 pm.

Commissioner Fletcher suggested 42' but expressed concern that then the bump-outs would have to be removed. Commissioner Mosley agreed that if the width was narrowed it will create a longer house without articulation.

Commissioner Mosley said that the shed dormer should be separated into two dormers that are approximately 18' wide and all commissioners agreed. The dormers do not need to sit back and Vice-chair Nielson agreed.

Commissioner Mosley recommended a width of 42', as designed, because of the average widths found in the historic context and the 46' width does not push all the way back.

Motion:

Commissioner Mosley moved to approve the project with the following conditions:

- **The height of the building is reduced by two feet (2');**

- The porch firewall is removed with staff's administrative approval of an alternative;
- Staff approves the color of the roof and the material of the windows, doors, porch floor, front steps, and paving;
- The front dormer be divided into two dormers no greater than 14' wide each;
- A walkway is added, connecting the front porch to the street; and
- The HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Vice-chair Nielson seconded and the motion passed unanimously.

o. 1113 LILLIAN ST

Application: New construction - infill

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 2018973

Sean Alexander presented the application to demolish a non-contributing house and to construct a new one and one-half story house on the lot. The context of this particular block is largely non-contributing, but it's isolated within an area that otherwise has a very strong historic character.

The proposed infill will be 30'-6" tall with a clipped gable on the front that brings the eave down to 23', and the house will be 34' wide. Staff finds the height and scale of the proposed house to be appropriate. The house will have a covered parking area at the rear, under the main roof. Staff finds this is appropriate in this location because it will not be highly visible and does not appear to unnecessarily increase the size of the building, and also because the lot is very shallow and located on a street with a very steep grade and there is no alley at the rear.

However, the front entrance of the proposed house is set at the back of a 16' foot deep recessed porch. Staff finds that with this configuration, the house does not have a clear and prominent "front" façade that is typical of historic houses.

The importance of appropriate orientation, or the presentation of an unmistakable primary façade, is on par with height and scale in compatibility of new construction.

The proposal is otherwise compatible in materials, proportion and rhythm of openings, and setbacks.

Staff recommends approval of the application to demolish a non-contributing house and construct a new one and one-half story house with attached parking at 1113 Lillian Street, with the conditions that:

- The primary entrance be more prominent to match the orientation of surrounding historic houses; and
- The roof color and the final selections of windows and doors are administratively approved; and
- That the location of the HVAC is administratively approved.

Meeting those conditions, Staff finds that the proposal will meet the design guidelines for new construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

John Root, architect for the project, explained the reason for the deep inset, because of the uniqueness of the lot and because you approach the house from the corner rather than from the front. They wanted it large enough for two chairs and still to be able to move in and out.

There were no requests from the public to speak.

Commissioner Fletcher agreed that the site is unique and the design works well. Commissioner Mosley said that there are other ways to accomplish the same thing for this scale of house so although this might not be appropriate in other places it might be appropriate here. Vice-chairperson Nielson said she is familiar with other buildings that have side porches and that the doors are sometimes on the side, and so even less appropriate, than what is proposed.

Motion:

Commissioner Fletcher moved to approve the demolition of the existing house and new construction at 1113 Lillian Street with the conditions that the roof color and the final selections of windows and doors are administratively approved and that the location of the HVAC is administratively approved. Vice-chair Nielson seconded and the motion passed unanimously.

p. 2509 NATCHEZ TR

Application: New construction-infill and outbuilding

Council District: 18

Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Project Lead: PAUL HOFFMAN

Permit ID #: 2018971

Staff member Paul Hoffman presented the application for new construction of a residence and outbuilding on this vacant lot at 2509 Natchez Trace.

The street setback on the site plan is approximately one foot (1') forward of the neighboring contributing home. Staff requests that the new building's setback match that of the neighbor.

The proposal meets the design guidelines for height and scale, roof, orientation, and proportion & rhythm of openings. Staff requests approval of the siding material, windows, doors and garage doors, and the color of roofing material. The siding reveal is marked at 5 inches on the house and 7 inches on the outbuilding, and Staff asks that the siding exposure be at a uniform 5 inches for both structures.

The outbuilding has an eave height of 11 feet. Staff requests this be brought to 10 feet or less. The dormers as drawn do not sit off the exterior wall, and Staff asks that they be redrawn as roof dormers sitting back 2 feet from that wall.

Staff recommends approval of the infill at 2509 Natchez Trace, with the conditions

- that the street setback match that of 2507 Natchez Trace,
- the eave height of the outbuilding is reduced to 10 feet or less,
- the outbuilding's dormers be roof dormers instead of wall dormers, that sit off the wall beneath by no less than 2 feet,
- the lap siding for both structures have a 5 inch reveal maximum,
- Staff approve the siding material, windows, doors and garage doors, and the color of roofing, and
- that the finished floor height be consistent with adjacent historic houses, to be verified by MHZC Staff.

The applicant, Randy Robinson, stated he agreed with all staff recommendations.

There were no requests from the public to speak.

Motion:

Commissioner Mosley moved to approve new construction at 2509 Natchez Trace with these conditions:

- that the street setback meet that of 2507 Natchez Trace, the contributing home next door;
- The outbuilding's eave height be lowered to no more than ten feet (10');;
- The outbuilding's dormers be redesigned to sit back from the exterior wall by no less than two feet (2');
- The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
- Staff approve the final details, dimensions and materials of the siding material, windows, doors and garage doors prior to their purchase and installation;
- Lap siding have a reveal of five inches (5") maximum; and,
- Staff approves the color of roofing material.

Vice-chair Neilson seconded and the motion passed unanimously.

q. 2509 ½ NATCHEZ TR

Application: New construction-infill and outbuilding

Council District: 18

Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Project Lead: PAUL HOFFMAN

Permit ID #: 2018970

Mr. Hoffman stated that the house was the similar to the last house and because the applicant agrees with all the conditions he would not be presenting.

Motion:

Vice-chair Nielson moved to approve the project for 2509 ½ (2509 B) Natchez Trace with these conditions:

- that the lap siding have a reveal no greater than five inches (5");;
- the outbuilding's dormers be redesigned to sit back from the exterior wall by no less than two feet (2');
- the outbuilding's eave height be reduced to no more than ten feet (10');
- a window opening be added to the left side, toward the front of the house;
- the finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
- staff approve the final details, dimensions and materials of the masonry, siding material, porch columns, windows, doors and garage doors prior to their purchase and installation;
- staff approve the color of roofing material;
- and the HVAC and other utilities be located on the rear façade, or on a side façade beyond the midpoint of the house.

Commissioner Mosley seconded and the motion passed unanimously.

r. 2511 NATCHEZ TR

Application: New construction-infill and outbuilding

Council District: 18

Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Project Lead: PAUL HOFFMAN

Permit ID #: 2018972

Paul Hoffman presented the case for 2511 Natchez Trace, an application for new construction of a residence with an attached garage.

The proposed ridge height is 30 feet from the finished floor height, and would be close to 32 feet from grade at the front of the house. Viewed from the street, the lot slopes to the alley at the left, but the ridge height is five feet taller than that of the other two applications. Staff's recommendation is that the ridge height of this building be reduced to 27 feet from grade, to be more compatible with the neighboring homes.

On the right elevation, Staff requests that two window openings be added to the right elevation, to break up this long expanse of wall area on the second story.

The Commission has approved attached garages in the past when they are at the basement level, at the rear of the building, and in the typical location of an outbuilding. This proposal meets those criteria.

In summary, Staff recommends approval of 2511 Natchez Trace, with the conditions

- That the ridge height is reduced to 27 feet from grade,
- Two window openings be added to the second story of the right elevation,
- Staff approve the siding material, roofing color, porch columns, windows, doors and garage doors,
- And that the finished floor height shall be consistent with the finished floor height of adjacent historic houses.

The applicant, Randy Robinson, wishes to address Staff's condition on the ridge height of the new construction.

Mr. Robinson, applicant, explained that he agreed with all the conditions with the exception of the height. He feels the additional height is appropriate because of the drop in grade which minimizes the height.

In response to Chairman Tibb's question, Hoffman explained that the contributing house to the left is about 23' tall. Commissioner Mosley clarified that there is a buffer of an alley and trees that provide relief from the house to the left.

Susan Elmer, 3003 Blakemore, who is realtor representing the applicant and on the board of the neighborhood association, stated that the grade drops so the house to the left reads more like it is in another block. The neighborhood board and the councilmember support the project.

Chairman Tibbs expressed concern about the house overpowering the house to the left and it being the tallest building. Vice-chair Neilson agreed that the transition between the house on the left and the proposed needed to be more subtle.

Mosley said the front elevation seems appropriately scaled.

Commissioner Fletcher asked why a detached garage wasn't possible. Mr. Robinson explained that they wanted to design something that really fits in with the neighborhood. To provide variety, they didn't want three garages in the back so went with the attached on the one where the grade dropped enough to allow for it. The other houses are 24' and this one is proposed to be 32'. The other thing to consider is the ridge is about 1/3 back from the prominent gable closest to the street.

Commissioner Bell stated that there is value in the grade change, the alley and the streetscape showing that it is consistent to the other two buildings and the variation in roof form. Vice-chairman Neilson agreed but said that they also needed to take into account the shorter buildings to the left, but also that 5' might be too much of a reduction. A 3' reduction might be more in keeping with the district.

Motion:

Vice-chairman Nielson moved to approve with these conditions:

- that the new house is 3' shorter than presented,

- two window openings added to the right elevation, to break up the long expanses on the second story;
- the finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
- staff approve the final details, dimensions and materials of the siding material, roofing color, porch columns, windows, doors and garage doors prior to their purchase and installation.

Commissioner Fletcher seconded and the motion passed unanimously.

VII. PRELIMINARY SP REVIEW

None

VIII. ADMINISTRATIVE ACTIONS

- s. Approve change to Rules of Order and Procedure

Staff member, Robin Zeigler, presented an overview of the changes recommended to the Rules of Order and Procedure. Commissioner Mosley explained that it cleared up the issue of notice, will improve staff's productivity and preserves resources.

Motion:

Commissioner Mosley moved to adopt the revised Rules of Order and Procedure, as presented. Commissioner Bell seconded and the motion passed unanimously.

IX. OTHER BUSINESS

- t. Administrative Permits Issued for Prior month

There was no discussion and no action taken in regards to administrative permits.

Ms. Zeigler reminded the Commissioners about the Old House Fair to take place on March 7, 2015.

RATIFIED BY THE COMMISSION ON 2/27/15.